



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consider rezoning 18601, 18539 and 18481 North Lilac Street, Woodbridge (APN's 015-170-07, 08 and 09) from GA - General Agriculture to R-GA, Garden Apartment Residential conditioned upon the developers and/or owners of all parcels subject to the rezoning signing an Agreement for the Provision of School Facilities Funding with the Lodi Unified School District.

MEETING DATE: November 20, 1991

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council conduct a Public Hearing to consider the Planning Commission's recommendation that the City Council approve the request of Bennett and Compton to prezone 18601, 18539 and 18481 North Lilac Street, Woodbridge (APN's 015-170-07, 08 and 09) from GA, General Agriculture to R-GA, Garden Apartment Residential conditioned upon the developers and/or owners of all parcels subject to the rezoning signing an Agreement for the Provision of School Facilities Funding with the Lodi Unified School District.

BACKGROUND INFORMATION: The Planning Commission has recommended that the City Council approve the request of Bennett and Compton to prezone the 3 parcels which contain 9.4 acres, and are bounded by the Woodbridge Irrigation District canal on the north, Lilac Street on the east, the Woodlake condominiums on the south and Woodhaven Drive on the west.

Although the developers have no specific development plan at present, the proposed zoning would permit the erection of 20 units per acre with each unit having two off-street parking spaces.

The proposed zoning is consistent with the General Plan which shows the area as medium density residential. The rezoning constitutes the first step in the San Joaquin Local Agency Formation Commission's annexation process.

In a related matter the Planning Commission recommended certifying a Negative Declaration as filed by the Community Development Director as adequate environmental documentation on the above rezoning.

FUNDING: None required.


James B. Schroeder
Community Development Director

JBS/cg
Attachments

APPROVED: 

THOMAS A. PETERSON



recycled paper

BENNETT/COMPTON ADDITION REORGANIZATION 10.0 ± ACRES

BENNETT/COMPTON ADDITION REORGANIZATION

$R=1040' L=246' \pm$
 $R=960' L=169' \pm$

WOODBIDGE

P.O.B.
Lodi City Limits

CITY

WOOD'S
SCHOOL

Lodi City
Limits

SCALE: 1"=400'

TURNER

ROAD



CITY OF LODI

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James B. Schroeder
Community Development Director

JBS/cg
Attachments

APPROVED:



THOMAS A. PETERSON
City Manager



recycled paper

**BENNETT/COMPTON ADDITION
REORGANIZATION
10.0± ACRES**

**BENNETT/COMPTON
ADDITION
REORGANIZATION**

*R=1040' L=246'±
R=960' L=169'±*

WOOD'S SCHOOL

WOODLAKE CT

WOODLAKE CIRCLE

WOODHAVEN LANE

WOODBRIDGE

TURNER

ROAD

Lodi City Limits

SACRAMENTO RIVER

SCALE: 1"=400'

9181#

ORDINANCE NO. 1539

=====

AN ORDINANCE OF THE LODI CITY COUNCIL
AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY
PREZONING 18601, 18539 and 18481 NORTH LILAC STREET, WOODBRIDGE
(APN'S 015-170-07, 08 and 09) FROM GA, GENERAL AGRICULTURE TO R-GA,
GARDEN APARTMENT RESIDENTIAL, WITH A CONDITION RELATING TO SCHOOL
FACILITIES FUNDING.

=====

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. The Official District Map of the City of Lodi adopted by
Title 17 of the Lodi Municipal Code is hereby amended as follows:

The parcels located at 18601, 18534 and 18481 North Lilac Street,
Woodbridge (APN'S 015-170-07, 08 and 09) are hereby prezoned from GA,
General Agriculture to R-GA, Garden Apartment Residential.

SECTION 2. The above-described prezoning shall be conditioned upon
the signing by the developer and/or owner of said parcels prior to the
effective date hereof, of an agreement with Lodi Unified School
District for the provision of school facilities funding. Failure to
execute such agreement shall delete the parcel(s) subject thereto from
the effects of this ordinance.

~~SECTION 3.~~ The alterations, changes, and amendments of said
Official District Map of the City of Lodi herein set forth have been
approved by the City Planning Commission and by the City Council of
this City after public hearings held in conformance with provisions of
Title 17 of the Lodi Municipal Code and the laws of the State of
California applicable thereto.

SECTION 4. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist..

SECTION 5. This ordinance shall be published one time in the "Lodi Hews Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.

Approved this day of _____ 1991

JAMES W. PINKERTON, JR.
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1539 was introduced at a regular meeting of the City Council of the City of Lodi held November 20, 1991 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held _____, 1991 by the following vote:

Ayes : Council Members -
Noes : Council Members -
Absent: Council Members -
Abstain : Council Members -

I further certify that Ordinance No. 1539 was approved and signed by the Mayor OR the date of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

ORD1539/TXTA.01V

DECLARATION OF MAILING

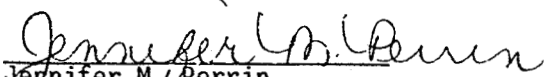
On November 7, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "8" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 7, 1991, at Lodi, California.

Alice M. Reimche
City Clerk



Jennifer M. Perrin
Deputy City Clerk

DEC/01
TXTA.FRM

NOTICE OF PUBLIC HEARING
November 20, 1991

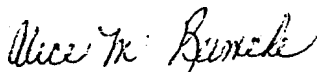
NOTICE IS HEREBY GIVEN that on Wednesday, November 20, 1991 at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, California, to consider the following matter:

1. The Planning Commission's recommendation to approve the requests of Terry Piazza, Eaumbach and Piazza, Inc., Consulting Engineers on behalf of Bennett and Compton:
 - a) to prezone 18601, 18539 and 18481 North Lilac Street, Woodbridge (APN's 015-170-07, 08 and 09) from GA, General Agriculture to R-GA, Garden Apartment Residential conditioned upon the developers and/or owners of all parcels subject to the prezonings signing an Agreement for the Provisions of School Facilities funding with the Lodi Unified School District; and
 - b) to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

All interested person are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk **at** any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order **Of** the Lodi City Council:



Alice H. Reimche
City Clerk

Dated: November 6, 1991

Approved as to form:



Bobby W. McNatt
City Attorney

MAILING LIST FOR: Bellinett-Commission Addition

FILE #

AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
015-110-67	D G & H Bellinett et al c/o Bellinett-Commission	777 S. Harrison St.	Los Angeles	90012
-67	"	"	"	"
-68	"	"	"	"
-69	"	"	"	"
-70	JAMES H + VL DENMAN	P.O. Box 1	Woodbridge	"
-71	"	"	"	"
-72	STEWART T & DE NELSON	P.O. Box 1072	Woodbridge	90068
-73	"	"	"	"
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